

**HISTORIC LANDMARK COMMISSION**  
**MARCH 28, 2016**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1979-0011 (noticed under LHD-2016-0004)**  
**Las Ventanas**  
**602 Harthan Street**

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**PROPOSAL**

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Demolish the existing carport and laundry room, and remove paving and steps; construct a one-story addition towards the back of the lot and a new carport with an apartment above.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to remove the existing laundry room and carport in order to build the addition and new carport. Pavers and stones will be removed and salvaged for re-use. The proposed addition is one-story with a rectangular plan and a front-gabled roof. The proposed addition will run linearly along the north lot line towards the rear of the lot and will be set back almost 68 feet from the Harthan Street curblineline. The proposed addition will have hardi-plank siding and a metal roof.

The proposed carport will be constructed in the same location as the existing carport at the back of the lot, and approximately 130 feet back from the Harthan Street curblineline. The proposed carport and apartment will have a board-formed concrete base for the carport; the apartment will have hardi-plank siding and a metal , gabled roof. Windows in the addition and in the apartment will have metal frames to complement the windows on the historic house. The colors of the new construction will be muted greens, grays, and whites to blend in with the existing color scheme on the house and the surrounding natural environment.

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**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

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**COMMITTEE RECOMMENDATIONS**

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The Committee recommends approval of the proposal.

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**STAFF RECOMMENDATION**

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Approve as proposed.

